

PUBLIC HEARING--May 12, 1965

Appeal #8191 James L. Dixon Company, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on May 17, 1965:

ORDERED:

That the appeal to establish a private school of languages, secretarial subjects and lectures at 2344 Massachusetts Avenue, N.W., lot 826, square 2507, be denied.

From the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot has a frontage of 25 feet on Massachusetts Avenue, a depth of 100 feet and contains an area of 2500 square feet. Appellant's building is a three-story and attic type row building which is one of a row of buildings in this block of Massachusetts Avenue.

(2) The building contains approximately twelve rooms of which three or four rooms would be utilized as offices and the balance of the building containing five or six classrooms. There would be no residence usage of the building unless the owner resided there.

(3) Appellant proposes to operate a school of foreign languages, secretarial subjects, history and lectures. The school would operate from 9:00 a. m., with afternoon and evening sessions, Monday through Friday. She anticipates having five or six teachers depending on the success of the school. Appellant stated that there will not be more than 50 students at any one time but did not know how many there would be in any one day. Appellant stated further that the school would be more in the nature of a cultural center and that it serves a necessary need for young girls who leave school to have a place for further training.

(4) Appellant testified that there are four parking spaces on the premises.

(5) There was objection to the granting of this appeal registered at the public hearing by persons residing in the neighborhood and by the citizens association. This objection was predicated upon the contention that a school of the size and scope requested in this appeal would be an invasion of a fine residential neighborhood and would not serve the interest of families in the area and would, therefore, be detrimental to the area. They also stated that traffic and parking problems in this block of Massachusetts Avenue is congested to the saturation point practically throughout the day. There were two letters on file in favor of the granting of this appeal.

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OPINION:

From the records and the evidence adduced at the hearing, the Board is of the opinion that the proposed use is likely to become objectionable to adjoining and nearby property primarily due to the number of students and otherwise objectionable conditions incidental to its operation and possibly from traffic and noise.

We are further of the opinion that a school of the size and scope anticipated will not be in harmony with the general purpose and intent of the zoning regulations and maps and will tend to affect adversely the use of neighboring property in accordance with said zoning regulations and maps. We also believe that the contention of those persons in opposition to this appeal is substantiated by the facts.

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